FILE BOX 45

BOOK 9282 PAGE 553

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 19 94

Notary Public

MY COMMISSION EXPIRES: May 24 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theodore W. Hacker (NAME)	Owner (NAME)	MAP 104
1105 16th Avenue South (ADDRESS) Suite C	(ADDRESS)	GROUP 4-0-C
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 1,2,3&4CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Powell Investment Company, L.P., and Carol Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theodore W. Hacker and A & S Properties, a Tennessee General Partnership composed of Anita Hogin and Sadie Weaver

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit Nos. 1-4 on the Plan of 1105 and 1107 16th Avenue South Office Condominiums, as shown on plat of record in Plat Book 6250, Page 348, which is also known as Lot Nos. 10 & 11 on the plan of the subdivision of Lot 16 in O.B. Hayes Large Lots, of record in Book 161, Page 86, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Powell Investment Company, L.P. a 3/4 interest by deed from Larry Powell and James A. Powell and wife, Sybil Powell of record in Book 8519, Page 417, said Register's Office. And being the same property conveyed to Carol Powell a 1/4 interest by deed from James A. Powell and wife, Sybil Powell by deed of record in Book 6278, Page 451, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws, of record in Book 5507, Page 476, said Register's Office.

Power of Attorney of record in Book 9282, Page 552, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1105-1107 16th Avenue South, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 16th day of March 19 94

Powell Investment Company, L.P.
By:
Larry Powell, Partner

By:
James A. Powell, Partner
Attorney In Fact

Carol Powell

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol Powell

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of March, 1994.

Commission expires 5/24/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Larry Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of James A. Powell, a partner in Powell Investment Company, L.P., as his Attorney in Fact as the free act and deed of the within named James A. Powell as partner.
Witness my hand and official seal at Nashville, Tennessee the 16th day of March, 1994 .

My Commission Expires: 5/24/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Larry W. Powell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledgedhimself to be a partner of Powell Investment Company, L.P., a Limited Partnership, the within named bargainor, and partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained by the signing of the partnership, by himself as partner.
Witness my hand and official seal at Nashville, Tennessee the 16th day of March, 1994.

My Commission Expires: 5/24/97

94 MAR 18 AM 8:39
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

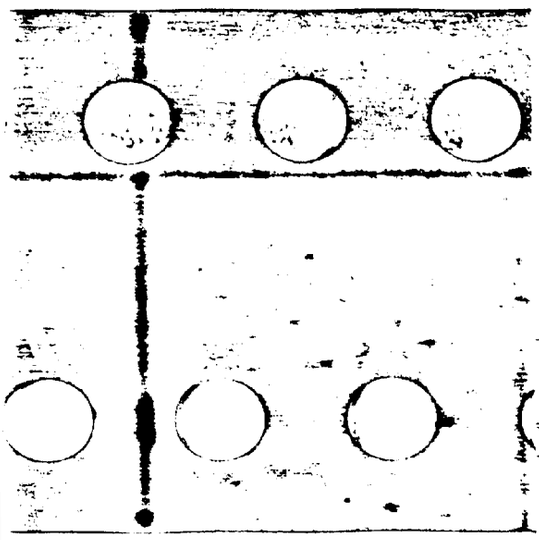
29101

1563.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9282 PAGE 555

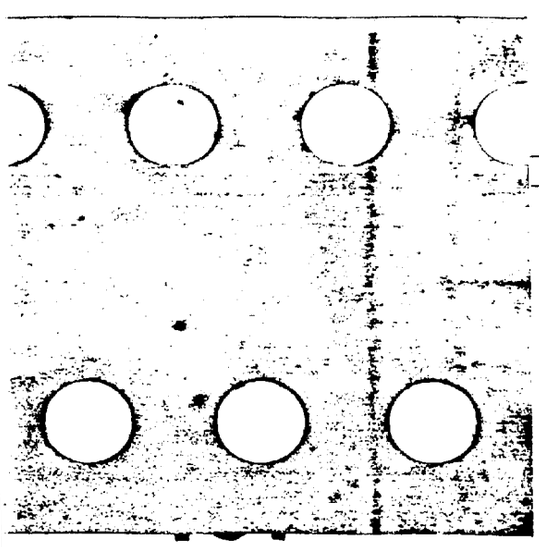
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 420000.00
CON TX 1554.00
PRFEE 1.00
WDEED 8.00
TOTAL 1563.00
CHECK 1563.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13.MAR.94 01 08:39 0001 3218



29101
IDENTIFICATION REFERENCE

94 MAR 18 AM 8:39

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 768566